

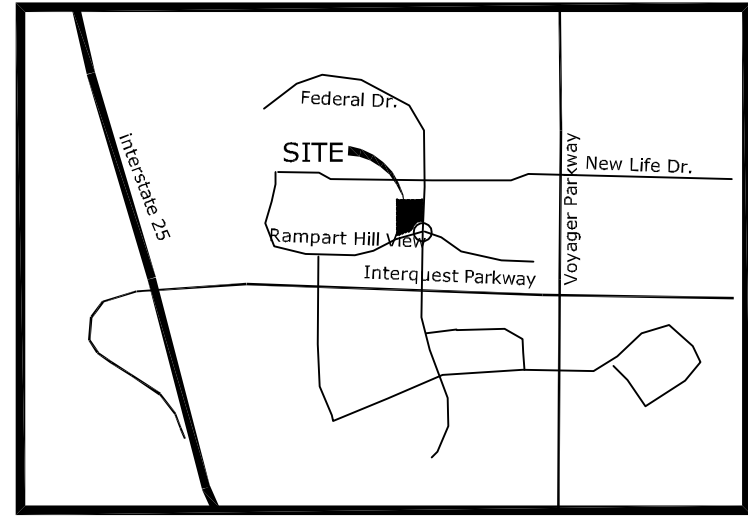
# MARKETPLACE AT INTERQUEST FILING NO. 26

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO  
DEVELOPMENT PLAN

## ADA DESIGN PROFESSIONAL STANDARD NOTE:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

The City of Colorado Springs is federally mandated to identify and monitor all stormwater discharges within the City. The City accomplishes this task by requiring a storm-water connection Permit from the City Engineering Department. The applicant will need to contact Jerry Huntley at 385-5384 or at [Jhuntley@springsgov.com](mailto:Jhuntley@springsgov.com) to obtain this permit.



Vicinity Map  
Not To Scale

LEGAL DESCRIPTION:  
A PORTION OF LAND BEING PORTION OF THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 20672786, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CS&L L.C. 3-11-18" IS ASSUMED TO BEAR MORE OR LESS A DISTANCE OF 433.55 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF MARKETPLACE AT INTERQUEST FILING NO. 18, RECORDED UNDER RECEPTION NO. 219714311, EL PASO COUNTY COLORADO SAID POINT BEING ALSO ON THE SOUTHERLY BOUNDARY OF SPRINGS AT FOOTHILLS FARM FILING NO. 1 RECORDED UNDER RECEPTION NO. 219714386.

THENCE S89°38'28"E, A DISTANCE OF 814.73 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 3 AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 18 SAID POINT BEING THE POINT OF BEGINNING.

THENCE S89°38'28"E, A DISTANCE OF 352.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 20672786.

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 THE FOLLOWING TWO (2) COURSES:

1. S89°30'00"E, A DISTANCE OF 75.54 FEET;

2. S89°28'44"W, A DISTANCE OF 59.32 FEET TO THE NORTHEASTERLY CORNER OF TRACT G AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT G THE FOLLOWING THREE (3) COURSES:

1. N89°33'16"W, A DISTANCE OF 14.00 FEET;

2. S89°28'44"W, A DISTANCE OF 14.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 THE FOLLOWING TWO (2) COURSES:

1. S89°28'44"W, A DISTANCE OF 74.73 FEET TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 48°11'23", A RADIUS OF 80.00 FEET AND A DISTANCE OF 67.29 FEET TO A POINT OF REVERSE CURVE SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 207712659;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 30°02'03", A RADIUS OF 100.00 FEET AND A DISTANCE OF 84.00 FEET TO A POINT OF REVERSE CURVE SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 207712659;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 48°11'23", A RADIUS OF 80.00 FEET AND A DISTANCE OF 67.29 FEET TO A POINT OF REVERSE CURVE SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 207712659;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 30°02'03", A RADIUS OF 100.00 FEET AND A DISTANCE OF 84.00 FEET TO A POINT OF REVERSE CURVE SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 207712659;

THENCE N89°33'16"E, A DISTANCE OF 14.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 48°11'23", A RADIUS OF 80.00 FEET AND A DISTANCE OF 67.29 FEET TO A POINT OF REVERSE CURVE SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 207712659;

2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 30°02'03", A RADIUS OF 100.00 FEET AND A DISTANCE OF 84.00 FEET TO A POINT OF REVERSE CURVE SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 207712659;

3. S89°28'44"W, A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3.

THENCE N89°33'16"E, ON THE EASTERLY BOUNDARY OF SAID LOT 3, A DISTANCE OF 453.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.876 ACRES.

SHALL BE REPLATTED AS MARKETPLACE AT INTERQUEST FILING NO. 26

NOTES:

1. FLOODPLAIN STATEMENT:  
THIS SITE, MARKETPLACE INTERQUEST, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 0604 (0606), effective date December 7, 2018 (ZONE X).

2. ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, MANEUVERING AND PARKING AREAS WITHIN THIS PLATTED SUBDIVISION SHALL BE FOR THE COMMON USE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS PLANNED DEVELOPMENT, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR INTERQUEST MARKETPLACE BEING RECORDED UNDER RECEPTION NO. 21008658, AS AMENDED BY RECEPTION NO. 21010606, AS AMENDED BY RECEPTION NO. 21401588 AND AS AMENDED BY RECEPTION NO. 21605668 AND AS AMENDED BY RECEPTION NO. 21607702 AND AS AMENDED BY RECEPTION NO. 20418968 AS MODIFIED BY ORDINANCE 07-147 RECORDED UNDER RECEPTION NO. 20740724.

3. THIS PROPERTY IS INCLUDED IN THE INTERQUEST MARKETPLACE PUBLIC IMPROVEMENT DISTRICT CREATED BY ORDINANCE NO. 04-027, RECORDED UNDER RECEPTION NO. 20418968 AS MODIFIED BY ORDINANCE 07-147 RECORDED UNDER RECEPTION NO. 20740724.

4. THIS PROPERTY IS INCLUDED IN THE INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT CREATED BY ORDINANCE NO. 04-027, RECORDED UNDER RECEPTION NO. 20418968 AS MODIFIED BY ORDINANCE 07-147 RECORDED UNDER RECEPTION NO. 20740724.

5. NOTICE: THIS PROPERTY MAY BE IMPACTED BY FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

6. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.

7. ALL CURBS, GUTTER, SIDEWALK, RAMP, AND DRIVEWAY SHALL BE CONSTRUCTED TO A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG FEDERAL RD, ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-6977.

8. ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIATION EASEMENT GRANTED TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 22280533. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.

9. FULL SPECTRUM DETENTION FOR THIS SITE SHALL TAKE PLACE AT A REGIONAL DETENTION POND (RDP) LOCATED TO THE SOUTHWEST OF THE SITE. THIS DETENTION POND IS MAINTAINED BY THE INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT.

10. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-6892 TO BEGIN A SIGN PERMIT APPLICATION.

11. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.

12. PER CITY CODE SECTION 7A.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.

13. TRACTS A, B, C, D, E, F, G, H, AND I ARE FOR SOBERAN AND PUBLIC IMPROVEMENT TO BE OWNED AND MAINTAINED BY THE INTERQUEST MARKETPLACE, LLC, THEIR HEIRS, SUCCESSORS AND OR ASSIGNS.

14. LANDSCAPE IMPROVEMENTS AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND OR HIS ASSIGNS.

15. THIS PROPERTY IS INCLUDED IN THE INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT CREATED BY ORDINANCE NO. 04-027, RECORDED UNDER RECEPTION NO. 20418968 AS MODIFIED BY ORDINANCE 07-147 RECORDED UNDER RECEPTION NO. 20740724.

16. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

17. INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

18. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

## SITE DATA

tax schedule no.	6220200037
address	Interquest Parkway
area	2.88 ACRES
ex zone	PUD (Planned Unit Development)
proposed use	VACANT
Building setbacks	Commercial Center
Landscape setbacks	25' minimum setback
Maximum Building Height	10' Federal Dr. and Rampart Hills View
Proposed Building Height	45'
Master Plan	32' 6"
Drainage Basin	Interquest Marketplace Master Plan (CPC MP 05-95)
Development schedule	Elkhorn Basin FALL 2022

## PARKING

use	Commercial Center
bldg area	20,598 sf + (1,682 sf patio)
ratio	1 parking space per 200 SF = 103 spaces
required	1 parking space per 200 SF of patio = 8 spaces
provided	111 required (including 5 accessible spaces 1 being van accessible) 162 provided (6 accessible including 1 van accessible space)

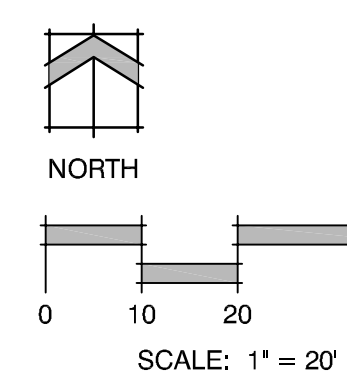
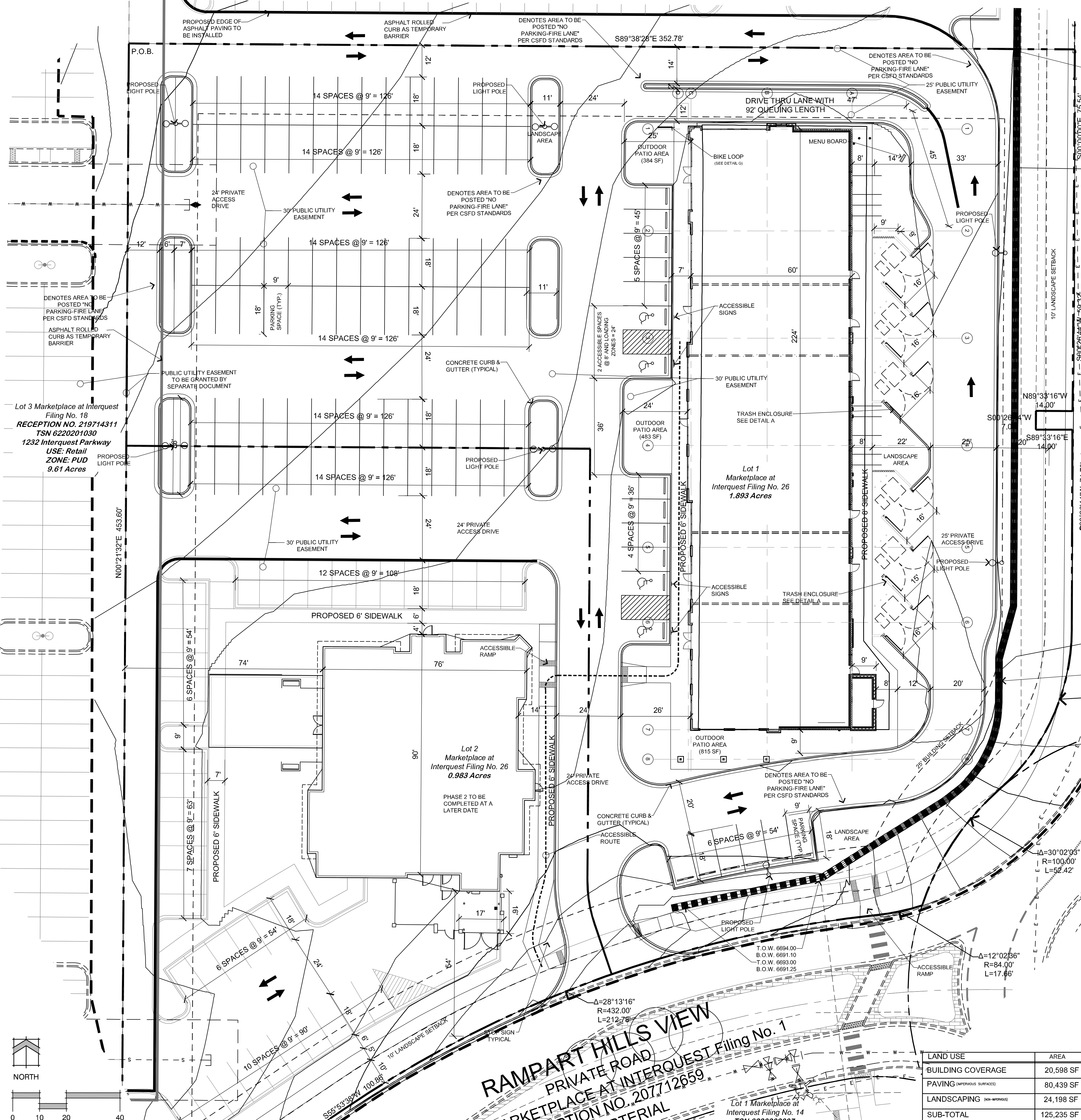
## SHEET INDEX

- 1..... DEVELOPMENT PLAN
- 2..... SITE DETAILS
- 3..... PRELIMINARY GRADING PLAN
- 4..... PRELIMINARY GRADING PLAN
- 5..... PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
- 6..... FINAL LANDSCAPE PLAN
- 7..... LANDSCAPE DETAILS
- 8..... ELEVATIONS

## OWNER INFO

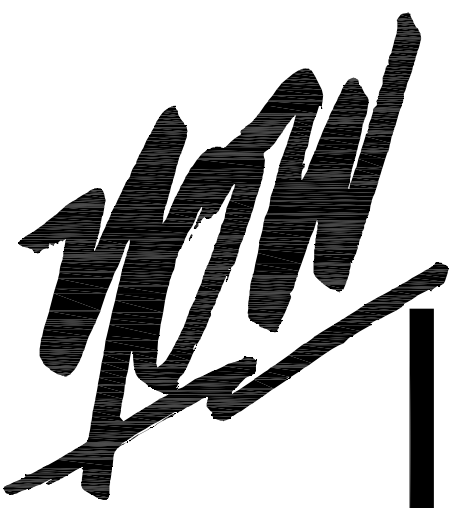
company name	Interquest Marketplace No. 13 LLC
address city/state	111 S. Tejon Suite 222 Colorado Springs, CO 80903
phone no	

LAND USE	AREA	%
BUILDING COVERAGE	20,598 SF	17
PAVING (IMPERVIOUS SURFACES)	80,439 SF	64
LANDSCAPING (NON-IMPERVIOUS)	24,198 SF	19
SUB-TOTAL	125,235 SF	100



RAMPART HILLS VIEW  
PRIVATE ROAD  
TRACT E MARKETPLACE AT INTERQUEST Filing No. 1  
RECEPTION NO. 207712659  
NON ARTERIAL

Lot 1 Marketplace at  
Interquest Filing No. 14  
TSN 6220202007  
1280 Interquest Parkway  
USE: Bank  
ZONE: PUD



YOW ARCHITECTS PC  
ARCHITECTURE & PLANNING  
111 S. Weber  
Colorado Springs, Colorado 80901

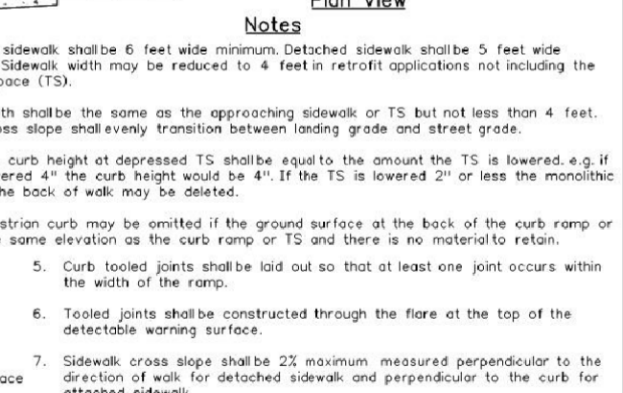
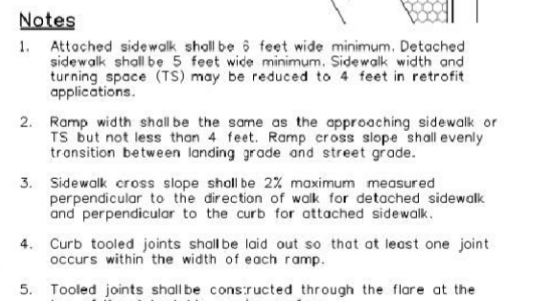
Structural:  
Electrical:  
Mechanical:  
Plumbing:

INTERQUEST  
MARKETPLACE LOT 1  
1286 Interquest Parkway  
Colorado Springs, Colorado 80921

Job No: 20208  
Directory: Planning  
File: development plan  
Drawn By: DBN  
Date: 2.1.2022  
Revised:



- Slope Table**
- The table below is intended to be used to convert between the percent (rise/run) and ratio (friction) methods of expressing the magnitude of a slope:
- | PERCENT SLOPE | 0.5%  | 1.0%  | 2.0% | 5.0% | 7.1% | 8.3% | 10.0% |
|---------------|-------|-------|------|------|------|------|-------|
| RATIO SLOPE   | 200:1 | 100:1 | 50:1 | 20:1 | 14:1 | 12:1 | 10:1  |
- 
- The diagram illustrates a ramp profile. The upper section is labeled 'Turning Slope (2% Max)' and shows a curved surface. The lower section is labeled 'Straight Grade' and shows a flat surface. A dashed line indicates the 'Spread the gross slope transition between the turning slope & straight grade over the length of the ramp'. A shaded rectangular area is shown on the ground below the ramp.



NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.P. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FLY CRACKS AND BOLD COATING. FINISH COATING PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 0.015 TO 0.020 INCHES.
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL THE BULK HEAT IS IN PLACE. THIS SECURE SITE DESIGN, L.L.C. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE BRACKS, CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY SECURE SITE DESIGN, L.L.C.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURERS FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.





MATCHLINE SEE NEXT SHEET

LEGEND:

DESCRIPTION

SYMBOL

EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
PROPOSED STORM SEWER PIPE	
PROPOSED STORM INLET	
EXISTING STORM SEWER PIPE	
EXISTING STORM INLET	
BOUNDARY LINE	
PROPOSED HIGH POINT	H.P.
PROPOSED LOW POINT	L.P.
PROPOSED FLOW DIRECTION & GRADE	2.0%
EXISTING FLOW DIRECTION & GRADE	(2.0%)

EROSION CONTROL CRITERIA:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PRIVATE FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME, RESEED ALL DISTURBED AREAS WITH AN ACCEPTABLE SEED MIX.

THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE SILT FENCES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.

EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

STANDARD GRADING AND EROSION CONTROL PLANS NOTES:

ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME 2 AND THE OWNER INSPECTION REQUIREMENTS (D.C.M.VOL. 2, SEC. 3.2)

NO CLEARING, GRADING, EXCAVATING, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING.

THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.

SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PRIVATE ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY ANY CITY OF COLORADO SPRINGS ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN 12 MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

ADA STATEMENT:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.

NOTES:

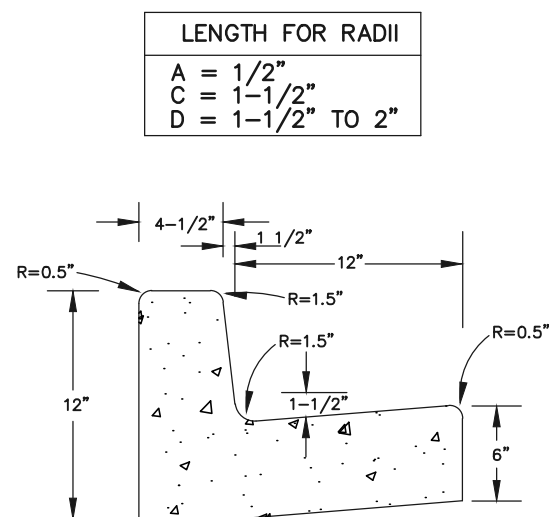
1. ALL SIDEWALKS TO BE CONCRETE UNLESS OTHERWISE NOTED.
2. ALL PEDESTRIAN RAMPS TO BE PER CITY STANDARD D-8 DETAILS.
3. ALL CURB AND GUTTER TO BE CITY STANDARD TYPE 3 UNLESS OTHERWISE NOTED.
4. ALL STORM SEWER TO BE PRIVATE UNLESS OTHERWISE NOTED.
5. ALL TRAFFIC CONTROL MEASURES SHALL MEET MUTCD STANDARDS.
6. ALL CROSSPANS TO BE CITY STANDARD D-7 UNLESS OTHERWISE NOTED.

NOTE:

STORMWATER QUALITY AND DETENTION TO BE PROVIDED IN EXISTING MARKETPLACE AT INTERQUEST FACILITY EK-3B

TYPE 3 SPILL CURB & GUTTER

NOT TO SCALE



ZERO HEIGHT "SPILL" CURB & GUTTER

NOT TO SCALE

TYPE 3 CARRY CURB & GUTTER

NOT TO SCALE



MARKETPLACE AT INTERQUEST  
FILING NO. 26 - LOTS 1 & 2  
PRELIMINARY GRADING PLAN

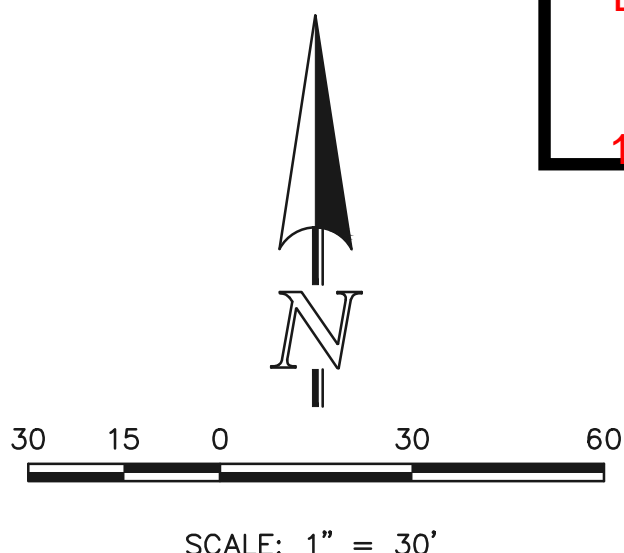
DESIGNED BY	EAS	SCALE	DATE	02/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	3 OF 8
CHECKED BY		(V) 1" = N/A	JOB NO.	2206.58

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

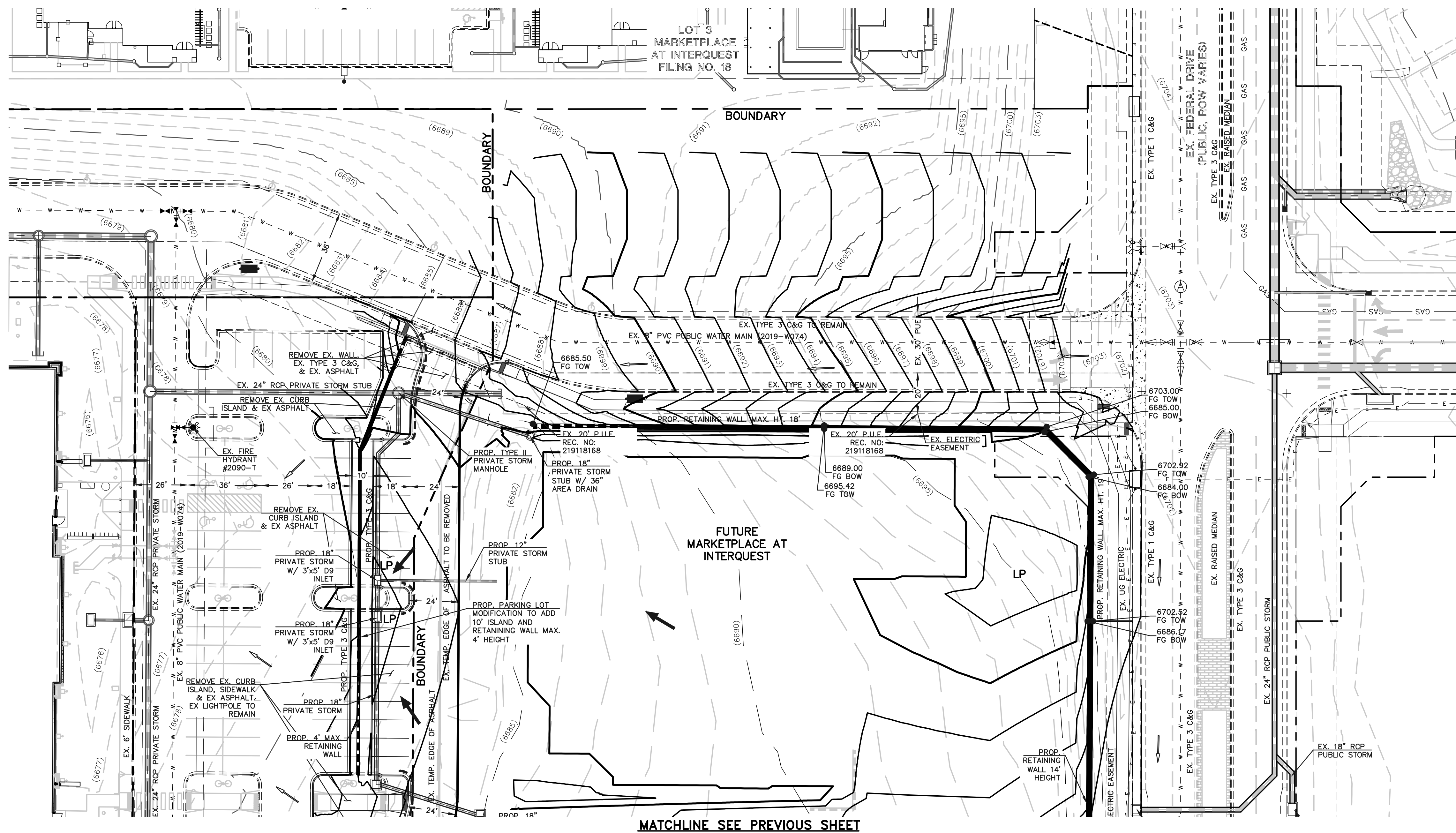
SWENT NOTES:

1. PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PRIVATE UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER PIPE MATERIALS TO BE DWPP HDPE OR RCP AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
3. ALL MANHOLES ARE TYPE I OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
4. ALL INLETS TO BE D-10-R OR D-9 STANDARD DETAIL AS ALLOWED BY CURRENT COLORADO SPRINGS DCM.
5. ALL CURBS ARE CITY STANDARD TYPE 3 (6" VERTICAL), TYPE 1 (8" VERTICAL) OR ZERO HEIGHT AS INDICATED PER PLAN.
6. ALL PED. RAMPS AND CROSSPANS ARE CITY PER CITY STANDARD DETAILS.



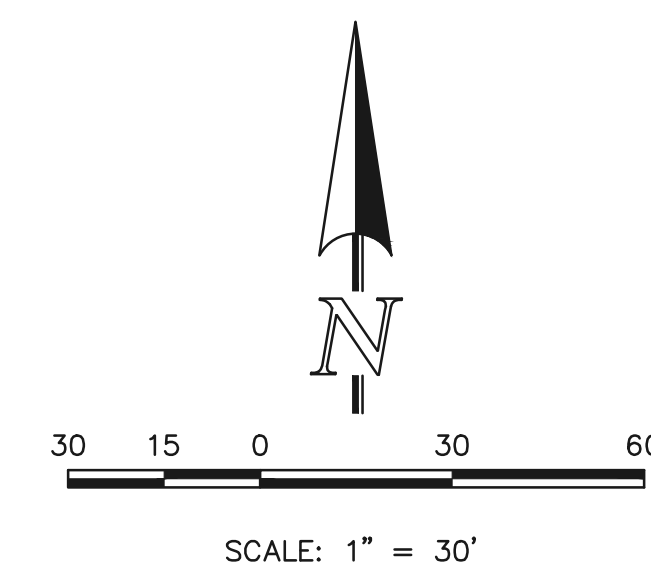


LEGEND:	
DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
PROPOSED STORM SEWER PIPE	
PROPOSED STORM INLET	
EXISTING STORM SEWER PIPE	
EXISTING STORM INLET	
BOUNDARY LINE	
PROPOSED HIGH POINT	H.P.
PROPOSED LOW POINT	L.P.
PROPOSED FLOW DIRECTION & GRADE	2.0%
EXISTING FLOW DIRECTION & GRADE	(2.0%)



**SWENT NOTES:**

1. PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PRIVATE UNLESS OTHERWISE INDICATED.
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6. ALL PED. RAMPS AND CROSSPANS ARE CITY PER CITY STANDARD DETAILS.



AR PUD 22-00198



MARKETPLACE AT INTERQUEST  
FILING NO. 26 - LOTS 1 & 2  
PRELIMINARY GRADING PLAN

DESIGNED BY	EAS	SCALE	DATE	02/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET	4 OF 8
CHECKED BY		(V) 1"= N/A	JOB NO.	2206.58





GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS  
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF  
PRELIMINARY UTILITY PLAN:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

NOTE:  
FIRE SERVICE LINE CANNOT EXTEND MORE THAN 3' UNDER THE BUILDING SLAB.

NOTE:  
NO TREES ALLOWED WITHIN 15 L.F. OF A WATER AND WASTEWATER MAIN.

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING GAS MAIN	
EXISTING ELECTRIC	
BOUNDARY LINE	
FIRE LANE - CURB STRIPING	

SWENT NOTES:

- PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PRIVATE UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER PIPE MATERIALS TO BE DWPP HDPE OR RCP AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
- ALL MANHOLES ARE TYPE I OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
- ALL INLETS TO BE D-10-R OR D-9 STANDARD DETAIL AS ALLOWED BY CURRENT COLORADO SPRINGS DCM.
- ALL CURBS ARE CITY STANDARD TYPE 3 (6" VERTICAL), TYPE 1 (6" VERTICAL) OR ZERO HEIGHT AS INDICATED PER PLAT.
- ALL PED. RAMPS AND CROSSPANS ARE CITY PER CITY STANDARD DETAILS.

AR DP 22-00198



MARKETPLACE AT INTERQUEST  
FILING NO. 26 - LOTS 1 & 2  
PRELIMINARY UTILITY &  
PUBLIC FACILITIES PLAN

DESIGNED BY	EAS	SCALE	DATE	02/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET	5 OF 8
CHECKED BY		(V) 1"= N/A	JOB NO.	2206.58

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

BUILDING DATA

BUILDING NAME: INLINE RETAIL  
ADDRESS: XXX INTERQUEST PKWY.  
TAX ID NUMBER: 6220200037  
GROSS SQ FOOTAGE: 13,691  
TYPE CONSTRUCTION: II-B  
BUILDING SPRINKLED: YES  
FIRE WALLS: NO  
REQ. GPM FIRE FLOW: 1,500 GPM (50% REDUCTION)  
REQ. MIN. NUMBER HYDRANTS: 1  
AVG. DIST. BETWEEN HYD.: 500'  
MAX. HOSE LAY DIST.: 250'

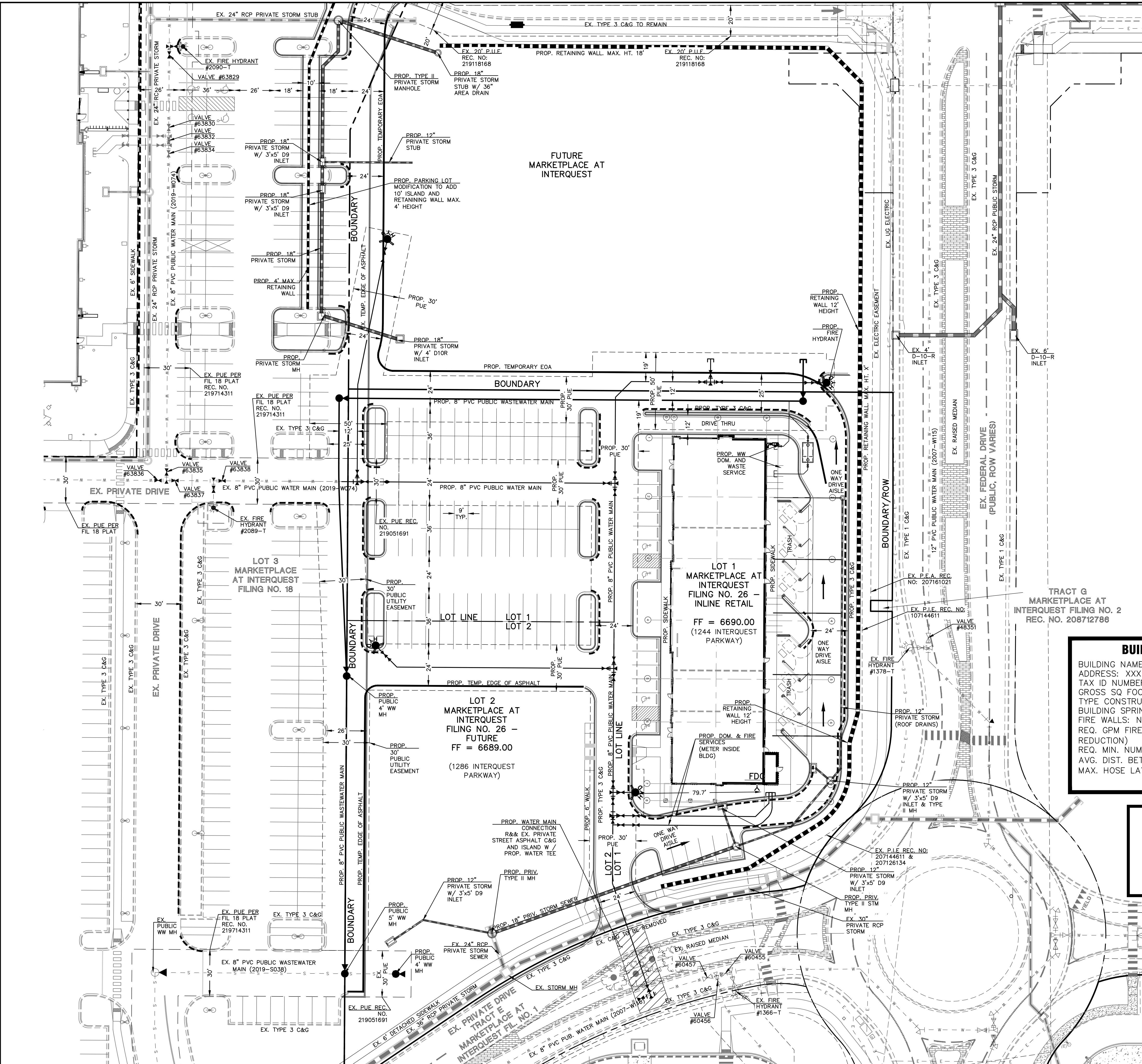


Land Use Review  
Approved

08/02/2022  
10:50:58 AM

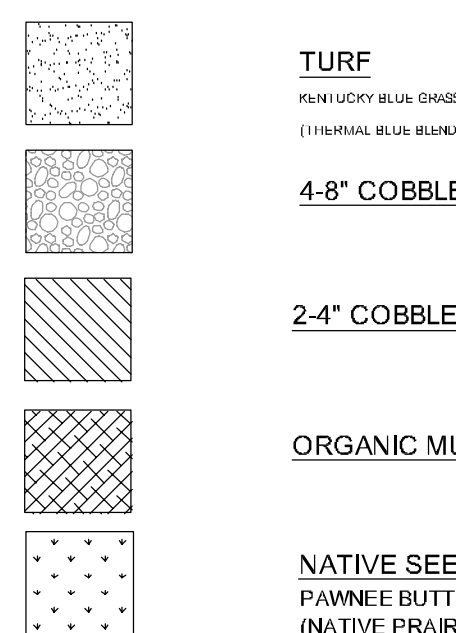
30 15 0 30 60

SCALE: 1" = 30'





# HATCH LEGEND



7,688 sf  
0 sf  
16,510 sf  
0 sf  
0 sf

Application Rate: Native Grass Mix 15 lbs/ac  
Application Method: Drill Seed with hydromulch and tackifier

-SEE SHEET 2 OF 2 FOR HYDROZONE MAP-  
KEYED NOTES: (not all items labeled. Items labeled considered typical.)

- ① TYPICAL DECIDUOUS TREE PLANTING  
- see detail a-2-2
- ② TYPICAL EVERGREEN TREE PLANTING  
- see detail a-2-2
- ③ TYPICAL SHRUB PLANTING  
- see detail a-2-2
- ④ TYPICAL GROUND COVER/PERENNIAL PLANTING  
- see detail a-2-2
- ⑤ LANDSCAPE BOULDER  
- see detail a-2-2
- ⑥ STEEL EDGE  
- see detail a-2-2
- ⑦ 2-4\"/>

## SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (CODE SECTION / POLICY 32.0 & 31.0, 31 & 36)									
Plant Label	Street Name / Zone Boundary	Classification	Width (in feet)	Linear Footage	Tree / Plant	Required	Provided	No. Trees	Required
FS	Federal Dr.	Major Arterial	10'	100'	10'	10'	10'	10	10
RHS	Rampart Hills View	Non Arterial	10'	169'	10'	10'	10'	6	6
Shrub Substitutions									
		Onm. Grass Subst.	Setback Plant Abtr.	% Ground Plane Veg.	Required	Provided			
0	35	0	0	75%	75%	75%			
10	34	0	0	75%	75%	75%			

## MOTOR VEHICLE LOTS

Plant Label	No. of Vehicle Spaces Provided	Shrub Trees (1/8)	Vehicle Lot Frontage	Length of Frontage (ft) (excluding driveways)	% Length of Frontage (ft)
MVLS	128	9	9	52'	34'
Min 3 Screen Plants					
		Evergreen Plants	Length of Screening	Vehicle Lot Plant Abtr.	% Ground Plane Veg.
Required	Provided	Required	Provided	Required	Provided
7	7	4	4	no	75%

## INTERNAL LANDSCAPING

Plant Label	Net Site Area (ft <sup>2</sup> )	Internal Median (ft <sup>2</sup> )	Internal Area (ft <sup>2</sup> )	Internal Trees (1/800)	Required	Provided
Code						
1	82,469 SF	6%	4,123 SF	16,249 SF	8	3
Shrub Substitutions						
		Onm. Grass Subst.	Internal Plant Abtr.	% Ground Plane Veg.	Required	Provided
Required	Provided	Required	Provided	Required	Provided	Required
60	59	22	29	1	75%	75%

## SCREENING

Plant Label	Street Name or Property Line	Width in feet	Linear Footage	Length of Screening	Vehicle Lot Plant Abtr.	% Ground Plane Veg.
Code						
TE	Tejon Blvd	6	6	34'	34'	0

## LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APP. # KEY
<b>DECIDUOUS TREES</b>							
ABM	3	Acer x freemanii Jaffard	Admiral Black Maple	60' x 40'	2 1/2" Caliper	Bail and Burlap	45A
GLD	8	Gleditsia triacanthos	Skyway Humbirdpod	40' x 30'	2 1/2" Caliper	Bail and Burlap	45A
SWD	6	Quercus bicolor	Swamp White Oak	60' x 30'	2 1/2" Caliper	Bail and Burlap	45A
TRC	3	Tilia cordata "Stouffer"	Greenleaf Linden	48' x 25'	2 1/2" Caliper	Bail and Burlap	45A
<b>EVERGREEN TREES</b>							
ASP	6	Pinus strobus Grand Green	White Pine	30' x 15'	3" Height	Bail and Burlap	665DA
<b>ORNAMENTAL TREES</b>							
PRF	1	Morus edulis	Prunifera Peach	20' x 20'	2" Caliper	Bail and Burlap	46TS
Percent Signature Trees (60% minimum/planting 391.3%)				Number of Signature Trees 28		100% Signature Trees	
<b>DECIDUOUS SHRUBS</b>							
DBB	28	Eurythmia alata "Coralace"	Red Burning Bush	6' x 4'	6 gallon	Container	45TS
WTD	19	Cornus stolonifera	Redtwig Dogwood	6' x 6'	6 gallon	Container	46TS
WSP	16	Photinia x fraseri	Witchhazel Spirea	6' x 7'	6 gallon	Container	465DA
BAR	5	Berberis thunbergii	Redleaf Barberry	6' x 6'	6 gallon	Container	45A
APL	3	Pieris japonica	Adelaide Plant	3' x 3'	3 gallon	Container	123MSO
<b>EVERGREEN SHRUBS</b>							
BMJ	9	Juniperus scopulorum	Rocky Mountain Juniper/Shrub	12' x 4'	15 gallon	Container	1256TS
BNH	38	Juniperus horizontalis	Blue Horizontal Juniper	12' x 4'	6 gallon	Container	265BA
CBM	1	Myrica caroliniana	Carolinian sedge	3' x 4'	3 gallon	Container	DA
<b>ORNAMENTAL GRASSES</b>							
CAB	23	Miscanthus sinensis "Coralace"	Coralace Japanese Silver Grass	3' x 4'	1 gallon	Container	DA
COV	21	Calamagrostis x mollis	Oxeye Grass /Feather Reed Grass	2' x 3'	1 gallon	Container	A
Percent Signature Trees (60% minimum/planting 391.3%)				Number of Signature Trees 187		100% Signature Trees	
<b>FLOWERS</b>							
POD	16	Echinacea purpurea	Purple Coneflower	2' x 2'	1 gallon	Container	345A

## FLOWERS

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APP. # KEY
POD	15	Echinacea purpurea	Purple Coneflower	2' x 2'	1 Gallon	Container	345A

## IRRIGATION SUBMITTAL

A Final Irrigation Plan application is due at time of the (core and shell) building Permit. The Final Irrigation Plan shall be designed in accordance to code section 7.4.3.14b.

Submission Requirements:

- The irrigation plan shall be submitted at the time of building permit application and approved within 100 days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
- Upon request by the applicant, an irrigation plan shall be submitted within ninety (90) days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of certificate of occupancy.
- In the case of the construction of a new lot to be developed, the owner shall provide the construction of the structure, irrigation plan, and shall be submitted and approved concurrent with development plan review and approval.
- The irrigation plan shall include, but not be limited to: a water efficient design consistent with the landscape and irrigation plan.
- The irrigation plan shall show, but not be limited to: the hydrozone, the hydrozone shall take into account the water source, plant species, microclimate, environmental factors, and water pressure.
- Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and the irrigation plan.

This is submitted directly to City Planning & Community Development, Land Use Review office, located at 30 South Nevada Ave. Suite 105.

## OWNER INFO

company name Interquest Marketplace No. 13 LLC  
address 111 S. Tejon Suite 222  
city/state Colorado Springs, CO 80903  
phone no

## city file no: AR PUD 22-00198

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## YOW ARCHITECTS PC

## ARCHITECTURE & PLANNING

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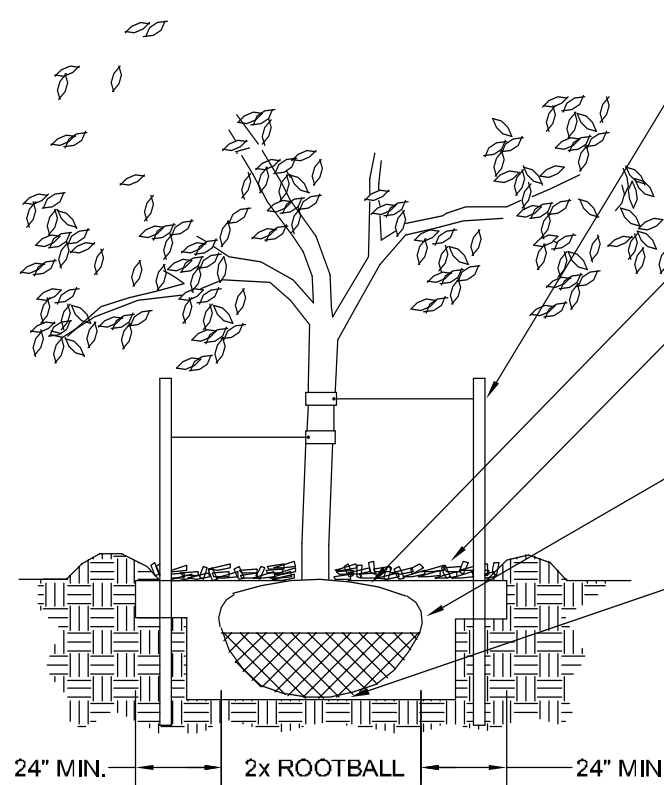
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NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
- STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED

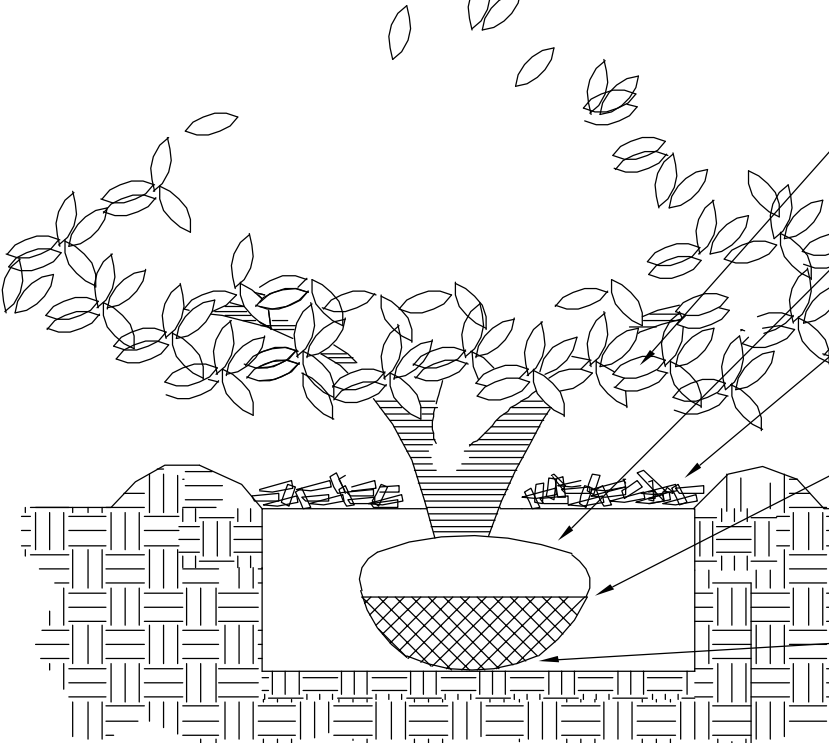


- SET TREE PLUMB, STAKE TREES WITH TWO MIN. 1 1/2" DIA. TREATED WOOD STAKES. STAKE WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.
- PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.
- 4 - 6" SPECIFIED MULCH, PROVIDE 36" PLANTING RING FOR TREES, PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.
- CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTFLARE. REMOVE ALL TREATED, GREEN BURLAP, AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.
- CULTIVATE SOIL TO DEPTH OF ROOTFLARE THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

1  
A DECIDUOUS TREE PLANTING DETAIL  
N.T.S.

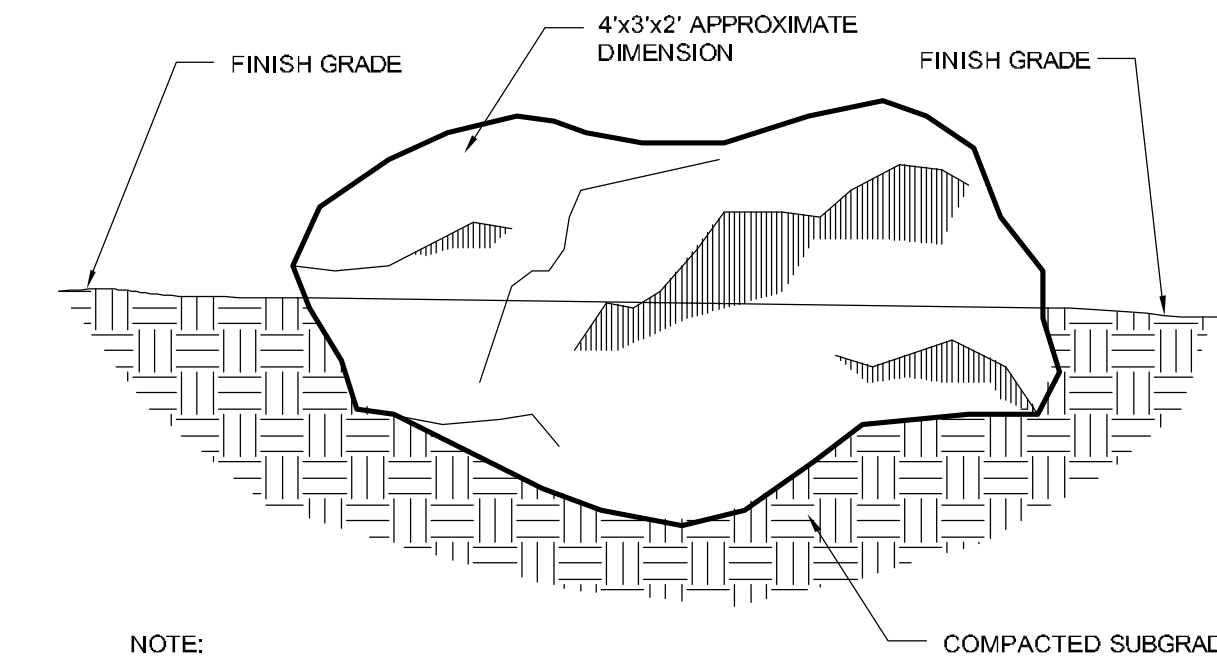
NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



- SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.
- PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.
- 4 - 6" SPECIFIED MULCH, PROVIDE 18" PLANTING RING FOR SHRUBS, PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.
- CUT AND REMOVE ALL BURLAP OR A MINIMUM TOP 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4 - 5 VERTICAL CUTS IN ROOTBALL, 1/2" DEEP. PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.
- CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

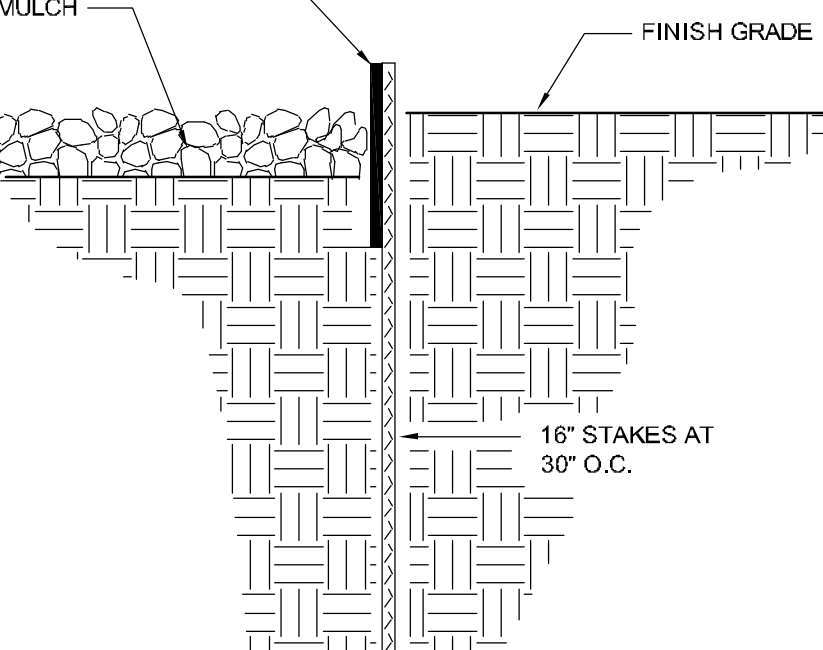
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C SHRUB PLANTING DETAIL  
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NOTE:  
3 TO 1 OF ROCK SHALL BE BURIED

6  
F LANDSCAPE BOULDER  
N.T.S.

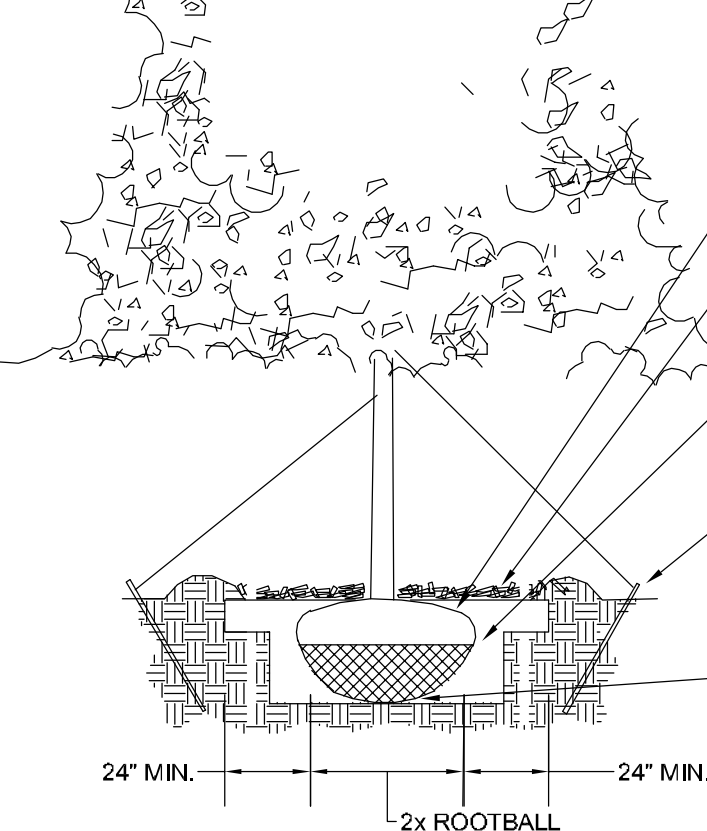
- 3/16" x 4" RYERSON STEEL EDGING OR EQUAL
- 3" DEPTH MULCH



7  
G STEEL EDGE DETAIL  
N.T.S.

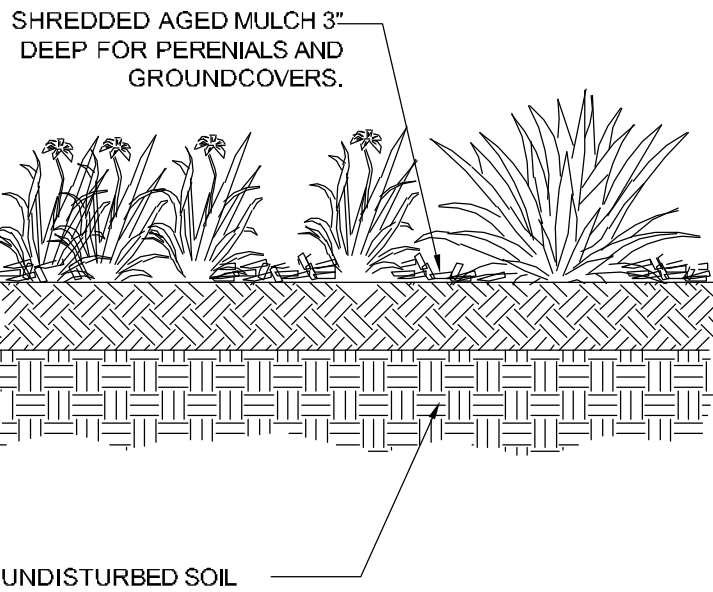
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- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
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- AVOID FALL PLANTING IF POSSIBLE.
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- PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.
- 4 - 6" SPECIFIED MULCH, PROVIDE 36" PLANTING RING FOR TREES, PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.
- CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP, AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.
- SET TREE PLUMB, STAKE 6" TREES AND SMALLER WITH TWO POSTS SET ON WINDWARD AND LEEWARD SIDES; STAKE 6" HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL.
- CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

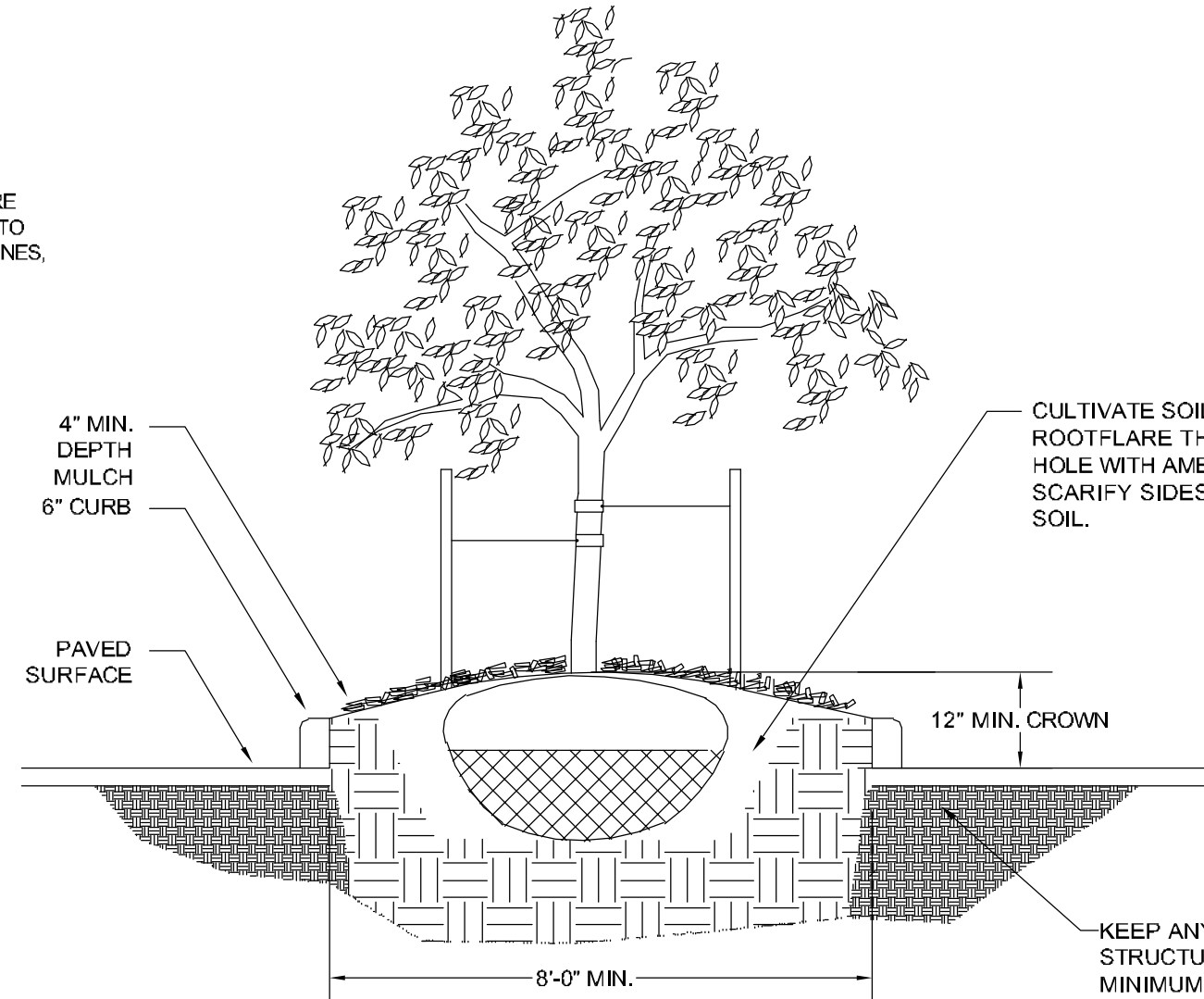
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B EVERGREEN TREE PLANTING DETAIL  
N.T.S.



- SHREDDED AGED MULCH 3" DEEP FOR PERENNIALS AND GROUNDCOVERS.
- PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.
- SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
- IN CLAY SOIL, WORK IN TOPSOIL AND ORGANIC COMPOST. SEE SPECS. FOR RATIO AND QUANTITY.
- IN SAND, WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE. SEE SPECS FOR RATIO AND QUANTITY.

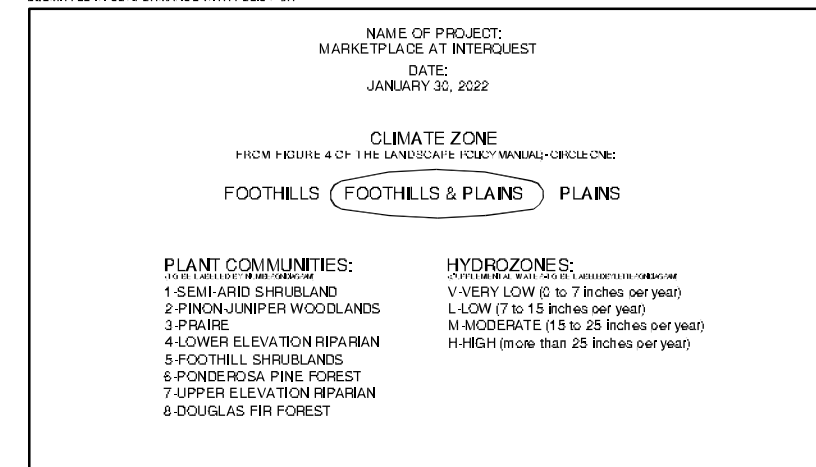
4  
D PERENNIAL/GROUND COVER PLANTING DETAIL  
N.T.S.

5  
E COBBLE @ MULCH  
N.T.S.

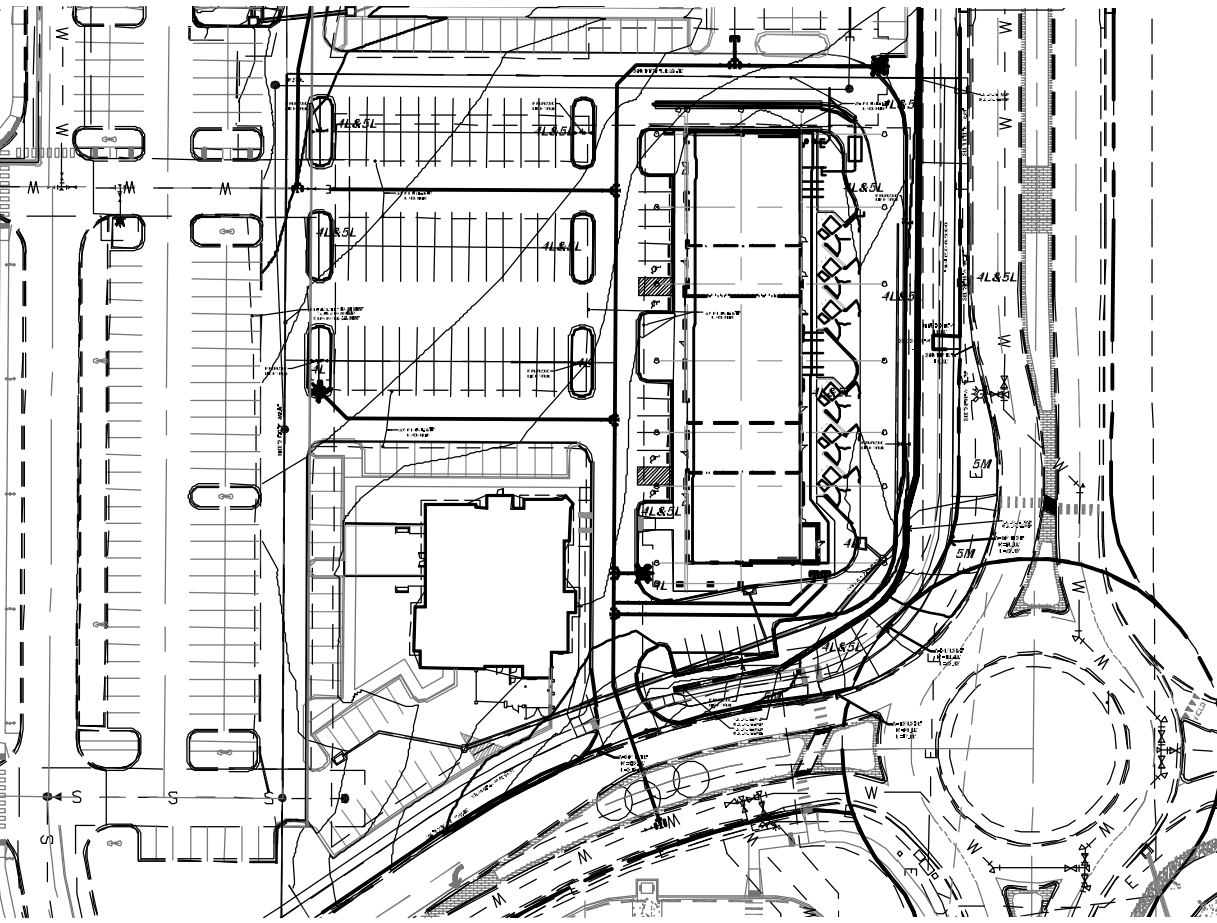


8  
H TYP. PARKING LOT ISLAND  
N.T.S.

SCHEMATIC LANDSCAPE DIAGRAM



HYDROZONE MAP



GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:

ORGANIC MATERIAL	SOD 3 CYS/1,000 SF	SEED* 3 CYS/1,000 SF	SHRUB BEDS 1" of animal-based compost incorporated into top 6-8" of the soil
NITROGEN*	4 LBS/1,000 SF	4 LBS/1,000 SF	4 LBS/1,000 SF
PHOSPHORUS (P2O5) **	1 LBS/1,000 SF	1 LBS/1,000 SF	1 LBS/1,000 SF
POTASSIUM (K2O)	0 LBS/1,000 SF	0 LBS/1,000 SF	0 LBS/1,000 SF
SULFATE	1 LBS/1,000 SF	1 LBS/1,000 SF	1 LBS/1,000 SF
ZINC	2 LBS/1,000 SF	2 LBS/1,000 SF	2 LBS/1,000 SF
IRON (Fe)	0 oz./1,000 SF	0 oz./1,000 SF	0 oz./1,000 SF
MANGANESE	25 LBS/1,000 SF	26 LBS/1,000 SF	26 LBS/1,000 SF
COPPER	0.13 LBS/1,000 SF	0.13 LBS/1,000 SF	0.13 LBS/1,000 SF
BORON	0.005 LBS/1,000 SF	0.005 LBS/1,000 SF	0.005 LBS/1,000 SF

4. APPLY NITROGEN IN FOUR (4) APPLICATIONS. FOR EACH 1LB OF N NEEDED, APPLY 2LB UREA, OR 5LB AMMONIUM SULFATE, OR 3 3/4 LB (27-34) LAWN FERTILIZER, OR 8LB BLOODMEAL, OR 11 LB CORN GLUTEN MEAL, OR 50LB ALFALFA MEAL/PELLULETS, PER 1,000 sf.
5. APPLY 1LB OF BONE MEAL AT A RATE OF 35 LB/1,000 sf.

PROVIDE 2:1 MIXTURE OF AMENDMENT FOR FILL DIRT IN TREE AND SHRUB PITS.

RECOMMENDED SOIL AMENDMENT:  
TRIMIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.

A SIGNED LANDSCAPE INSPECTION AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL AMENDMENT RECEIPTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

4. SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
6. ORGANIC MULCH: All planting areas (including cobble/rock beds) for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (4") depth. A 36" diameter of 4" depth wood mulch shall be provided at base of all trees, 18" diameter for shrubs, and 12" for ornamental grasses. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3"; turn down edges 6".
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum; blue grey river rock boulders unless otherwise specified.
9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green. All steel edging shall have a safety cap on the top edge.
10. INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
11. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
12. AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
13. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
14. TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6-8" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THAN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION DESIGNER SHALL BE QUALIFIED TO PREPARE THE IRRIGATION PLAN AND MEET CITY REQUIREMENTS. (APPENDIX I IN LANDSCAPE MANUAL). THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. THE IRRIGATION PLAN APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. IRRIGATION CITY AFFIDAVIT NOTE - THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED, FINANCIAL ASSURANCES ARE TAKEN AN HELD FOR TWO YEARS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD (385-5905) AND AS NECESSARY OUR DRE OFFICE (385-5962).
2. All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
3. All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valves.
4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
5. The contractor shall adjust all valves and spray nozzles for optimum coverage.
6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
7. Backflow preventer should be located in a locked/secured metal enclosure.
8. Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 3" dripline (diameter to match root ball). Reference Rainbird standard dripline tree detail.
9. All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (See seeding notes).
10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
11. Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e.: MP Rotators).
12. All turf, seeded and drip areas should be zoned SEPARATELY.
13. All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.



city file no: AR PUD 22-00198



YOW ARCHITECTS PC  
ARCHITECTURE & PLANNING  
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---  
Electrical: ---  
Mechanical: ---  
Plumbing: ---

INTERQUEST  
MARKETPLACE LOT 1

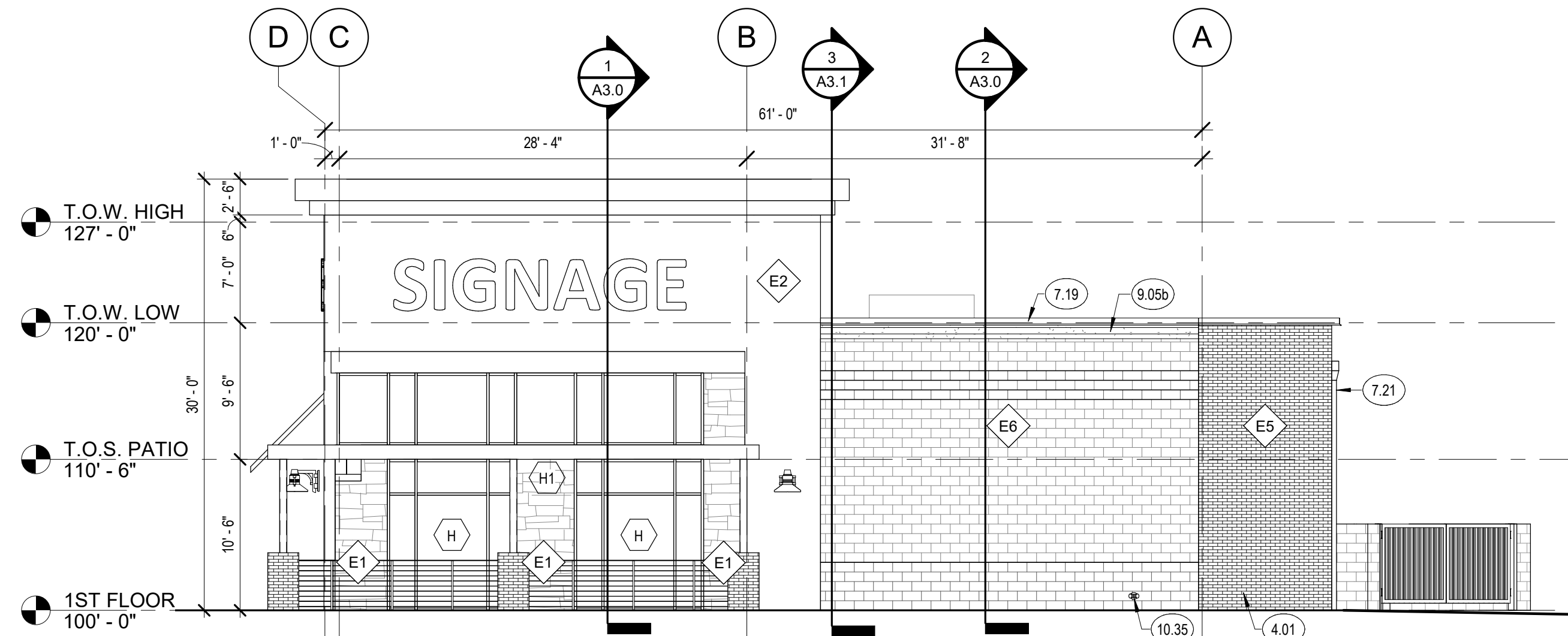
1286 Interquest Parkway  
Colorado Springs, Colorado 80921

Job No. 202209  
Project Landscape  
File Development Plan 7-18-22  
Drawn by DBH  
Date 2.1.2022  
Revised

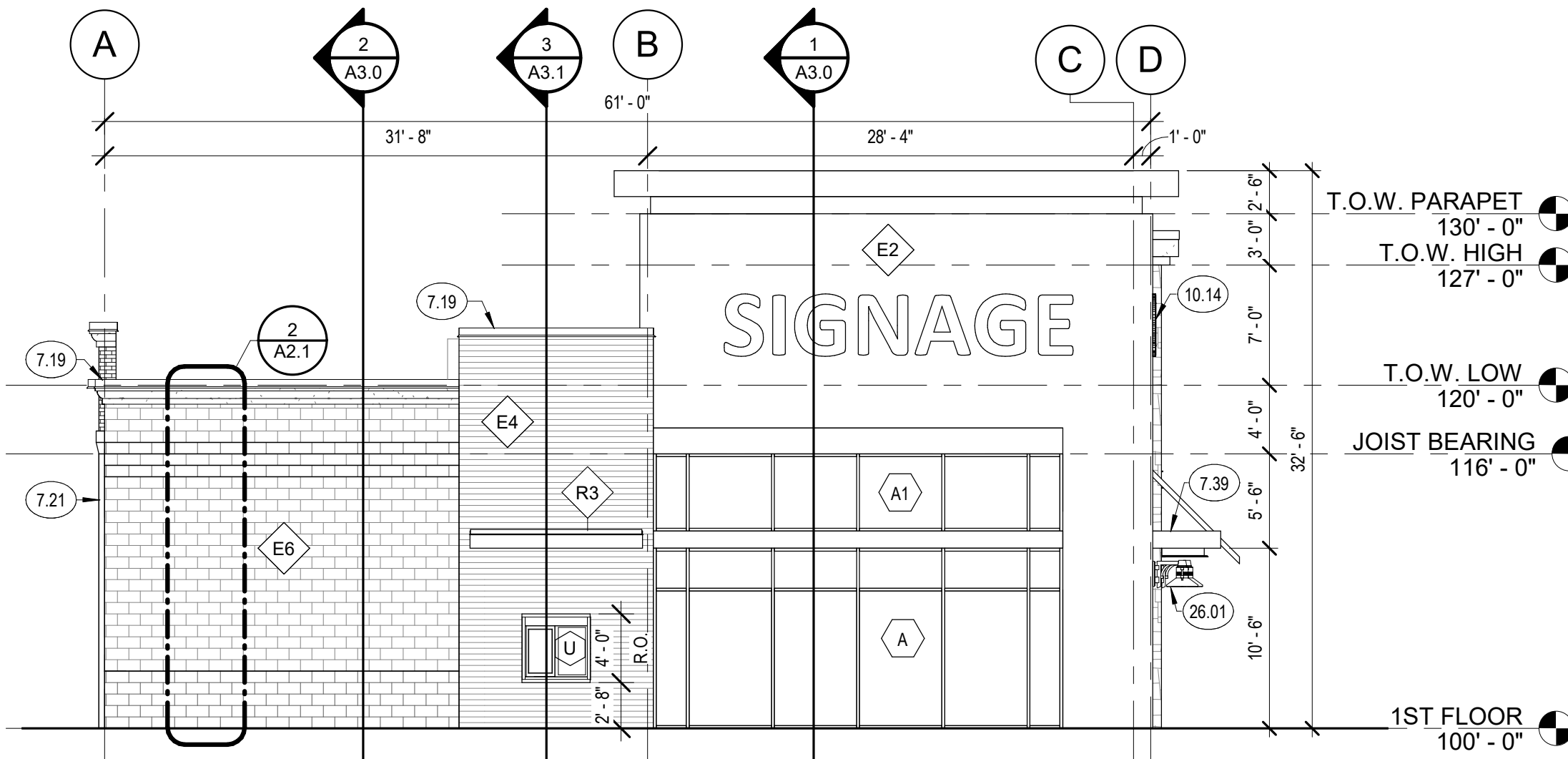
DRAWING NO.  
7 of 8  
LANDSCAPE DETAILS



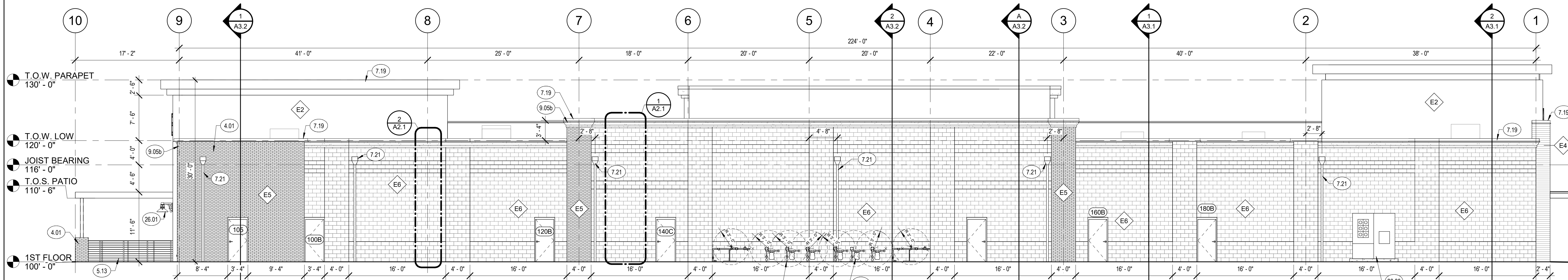
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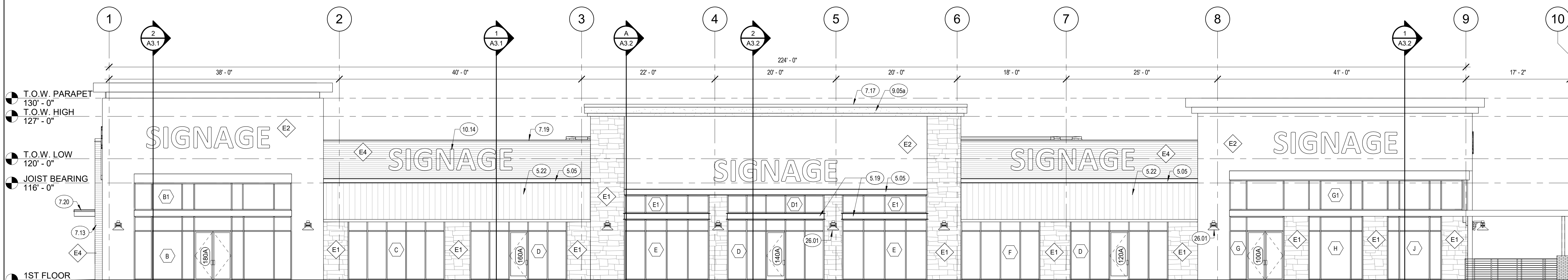
4 SOUTH ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

# KEYNOTE LEGEND

- 4.01 ADHERED MANUFACTURED STONE VENEER
- 5.05 STEEL C-CHANNEL, RE: STRUCTURAL
- 5.13 TUBE STEEL FRAMED RAILING TO BE PROVIDED BY TENANT AT TENANT FINISH
- 5.19 C-CHANNEL OPEN AWNING, RE: STRUCTURAL, COLOR PT-1: GREY TO MATCH LOT 1 BUILDING
- 5.22 STANDING SEAM METAL ROOF AWNING, RE: STRUCTURAL, COLOR: CHAMPAGNE TO MATCH LOT 1
- 7.13 METAL ROOF PANEL
- 7.17 SHEET METAL TRIM AT STUCCO CORNICE, COLOR PFC-2: GREY TO MATCH PT-1
- 7.19 SHEET METAL COPING - PRE-FINISHED, COLOR PFC-1: TAN TO MATCH LOT 1 BUILDING
- 7.20 SHEET METAL FASCIA - PRE-FINISHED, COLOR: TO MATCH STOREFRONTS, CHAMPAGNE OR APPROVED EQUAL
- 7.21 8"x8" SCUPPER WITH CONDUCTOR HEAD AND DOWNSPOUT
- 7.39 JOINT SEALANTS - PROVIDE BACKER ROD OR COMPRESSIBLE FILLER WHERE REQUIRED
- 9.05a STUCCO CORNICE, COLOR ST-3: GREY TO MATCH LOT 1 BUILDING
- 9.05b STUCCO CORNICE, COLOR ST-2: TAN TO MATCH LOT 1 BUILDING
- 10.14 SIGNAGE BY TENANT. REQUIRES SEPARATE SUBMITTAL BY VENDOR, TYPICAL
- 10.35 FIRE DEPARTMENT CONNECTION, RE: CIVIL FOR UTILITY INFO
- 23.04 GAS METERS, RE: MECH
- 26.01 LIGHT FIXTURE, RE: ELECTRICAL
- 26.06 ELECTRIC SERVICE, RE: ELECTRICAL DRAWINGS

## ASSEMBLY WALL TYPES

- E1: STONE ON MTL STUD : LYONS RED, RANDOM, NOMINAL 4" THICK RANDOM HEIGHT.
- E2: STUCCO ON MTL STUD : EL REY FIBER 47 SYSTEM, COLOR TO MATCH DEVELOPMENT STANDARD.
- E3: BRICK VENEER ON MTL STUD : SUMMIT BRICK #675, INCA IRONSPOT.
- E4: COMPOSITE ON MTL STUD : NICHHA NICHHA VINTAGEWOOD IN CEDAR (VERIFY W/OWNER).
- E5: CMU WITH BRICK VENEER: SUMMIT BRICK #675, INCA IRONSPOT.
- E6: CMU: GROUND & SPLIT FACE CMU VARIES, RE: DETAILS ON A2.1.
- E7: CMU: SPLIT FACE CMU, MATCH DEVELOPMENT STANDARD COLOR

MIN 3'-0" CLEARANCE FROM GAS REGULATOR VENT TO ELECTRIC METER SOCKET AND CT CABINET AS SPECIFIED BY CSU DRAWINGS, FIGURES 9A - 9C, APPENDIX D-16 TO D-16 OF CSU "GAS LINE EXTENSION AND SERVICE STANDARDS", 2019 EDITION.

city file no: AR PUD 22-00198



YOW Architects PC  
Architecture & Planning  
115 S. Weber Colorado Springs, Colorado 719-475-8133

## Revision Schedule

NO.	DESCRIPTION	DATE

## MARKETPLACE AT INTERQUEST -

FILING NO. 21 - INLINE RETAIL III  
1358 INTERQUEST PARKWAY  
COLORADO SPRINGS, CO 80921

Project Number  
19.357  
Date  
05/28/2021  
Drawn By  
JMD  
Checked By  
YOW

8 of 8  
EXTERIOR ELEVATIONS  
Scale  
As indicated